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VIA ELECTRONIC DELIVERY

May 9, 2025

Mr. Derrick Cook, MBA, AICP
Development Services Director
City of Homestead
100 Civic Court
Homestead, FL 33030

Re: Flightway Twenty LLC & Flightway Eighteen LLC / Letter of Intent for Tentative Plat Application / Folio Nos. 10-7921-001-0040, 10-7921-001-0030, 10-7921-001-0020, & 10-7921-001-0010

Dear Mr. Cook:

This letter serves as our formal Letter of Intent on behalf of Flightway Twenty LLC & Flightway Eighteen LLC (collectively hereinafter the "Applicant"), for a tentative plat for the four parcels located within the City of Homestead (the "City"), identified by Miami-Dade County (the "County") Property Appraiser Folio Nos. 10-7921-001-0040, 10-7921-001-0030, 10-7921-001-0020, & 10-7921-001-0010, and located at the southwest corner of SW 328th Street (SE 8th Street) and SW 147th Avenue (the "Property"). The Applicant has also concurrently filed the following applications: (1) a Rezoning Application for the two westernmost parcels from AU to I-1 and (2) a Site Plan Amendment Request for the four parcel assemblage.

Tentative Plat. Accompanying this application for tentative plat approval is the tentative plat entitled "FLIGHTWAY SOUTH," prepared by Ford, Armenteros & Fernandez, Inc. (the "Tentative Plat"). **See:** Exhibit "A" (Flightway South Tentative Plat). As shown on the Tentative Plat, the Applicant is proposing to replat the Property and essentially combine the four parcels so as to develop two adjacent commercial buildings.

The Applicant is proposing the development of two ± 196,928 square foot industrial buildings for a total of ± 393,856 square feet, each featuring ± 24,520 square feet of office space, ± 146,120 square feet of warehouse space, and ± 26,288 square feet of mezzanine area on the four tracts of the Property (the "Project"). The proposed Project complements the surrounding uses and will serve as a catalyst for the redevelopment and further activation of this area in the City. Additionally, the proposed Project will be designed in an effort to meet the general purposes and intent of the land development code and will enhance both the functional and aesthetic elements of the surrounding community. The Applicant is committed to ensuring that the development

adheres to all local regulations and enhances the aesthetic and functional character of the neighborhood. As such, the proposed Project will not be injurious to the neighborhood, nor will it adversely affect public welfare. In fact, the proposed use will contribute to the City's economic prosperity and viability and will serve to increase the City's ad valorem tax base.

We look forward to your favorable consideration of this application. Should you have any questions or require further information, please feel free to contact me directly.

Respectfully submitted,

HOLLAND & KNIGHT LLP

Amanda M. Naldjieff, Esq.

Enclosures

Cc: Hugo P. Arza, Esq.
Erica Adams, Esq.
Mercy Arce, Land Use Planner

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [X] or online notarization [ ] by **Amanda M. Naldjieff, Esq.**, and for the purposes stated herein. (He)(She) is personally known to me or has produced _____ as identification.

Sworn to and subscribed before me on the 9th day of May, 2025.

Notary Public Signature

NOTARY PUBLIC STATE OF FLORIDA
MERCY ARCE
MY COMMISSION # HH 594419
EXPIRES: October 18, 2028

Notary Public State of Florida

Mercy Arce
Print Name

My Commission Expires: October 18, 2028

EXHIBIT "A"

Flightway South Tentative Plat